



# CHOICE PROPERTIES

*Estate Agents*

4 Cawkwell Close,

Sutton-On-Sea, LN12 2UT

Reduced To £299,950



Choice Properties are delighted to bring to the market this superb and immaculately presented three bedroom (one en suite) detached house located in a sought after position, boasting open views to the rear and only moments from the local amenities and golden sandy beaches of Sutton on Sea and Sandilands. Early viewing is advised.

The beautifully presented accommodation comprises:

### **Entrance Hall**

12'10" x 4'6"

uPVC front door opening into the entrance hall which is fitted with laminate flooring, a telephone point, stairs to the first floor and a door leading to:

### **Reception Room**

17'0" x 11'9"

Benefiting from a bay window to front aspect and fitted with a TV aerial, telephone point and an under-stair storage cupboard with lighting. The reception room is in an open plan design with the:

### **Dining Room**

9'2" x 9'1"

Providing ample space for a dining table, double opening 'French' doors out into the garden and an open view to the rear. Door leading to:

### **Kitchen**

9'2" x 8'8"

Fitted with a range of wall and base units with worktop over, one bowl ceramic butler sink with mixer tap, space for a freestanding cooker with a stainless steel extractor over, integrated fridge/freezer, larder cupboard, open views to the rear, part tiling; part mermaid boarding to the walls and a door to:

### **Utility Room**

6'2" x 5'6"

Providing space for a freestanding tumble dryer and plumbing for a washing machine, both with worktop over, another larder cupboard, a 'Manrose' extractor fan, uPVC rear door to the garden and a door to:

### **WC**

2'8" x 5'6"

Fitted with a WC with dual flush button and a hand wash basin with mixer tap, built into vanity.

### **Landing**

Providing loft access and fitted with an airing cupboard with a radiator.

### **Bedroom 1**

12'9" x 11'10"

Remarkably spacious double bedroom with a built in triple wardrobe with sliding doors and a door to the en-suite shower room.

### **En-suite Shower Room**

Fitted with a three piece suite comprising a shower cubicle with a mains fed double shower head over, hand wash basin with mixer tap built into vanity and WC with dual flush button, tiled walls, LED mirror and an 'Xpeliar' extractor fan.

### **Bedroom 2**

14'6" x 8'3"

Double bedroom with a built in double wardrobe with sliding doors.

### **Bedroom 3**

11'3" x 8'2"

Double bedroom with open views to the rear.

## **Bathroom**

5'5" x 6'10"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, hand wash basin with mixer tap built into vanity and WC with dual flush button, tiled walls, open views to the rear and a 'Vents Silenta' extractor fan.

## **Driveway**

Block paved driveway, recently laid, providing off road parking for several vehicles.

## **Garage**

17'0" x 8'6"

With an up and over door, side uPVC door, power and lighting and the garage also houses the wall mounted consumer unit and the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

## **Garden**

To the rear of the property you will find a privately enclosed garden, laid to lawn with timber fencing to the boundaries, and superb open views to the rear. The rear garden also features well maintained borders, with an array of beautifully presented plants and shrubs, a paved patio area, an outside tap and three wall lights.

## **Tenure**

Freehold.

## **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

## **Opening hours**

Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

## **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

## **Council tax band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





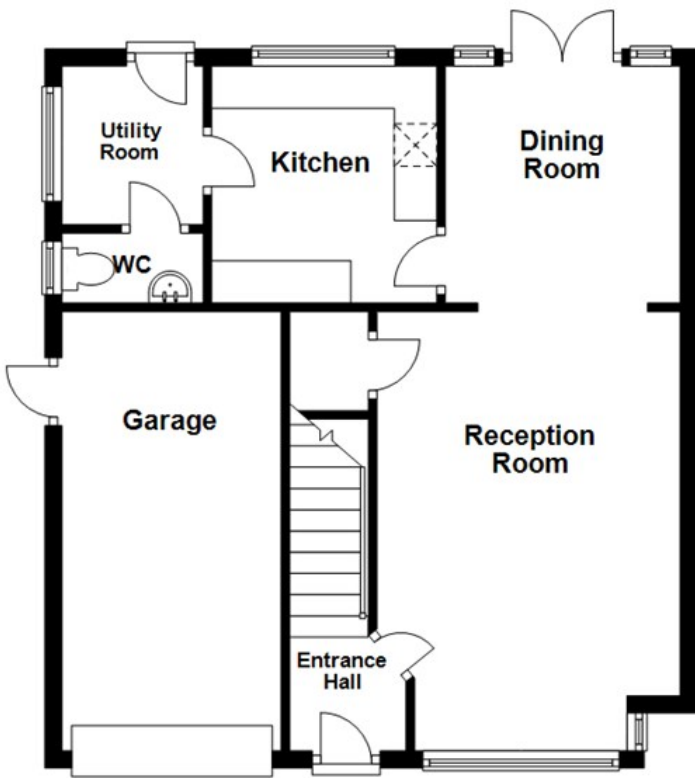




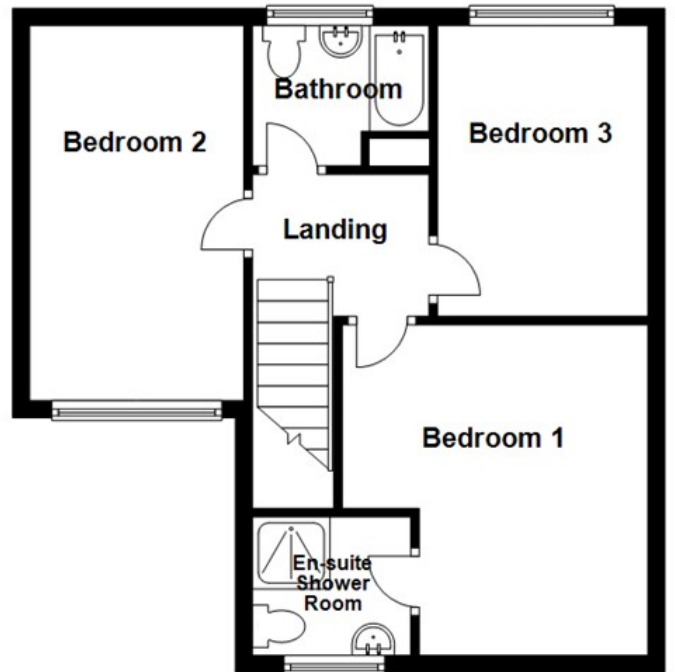




**Ground Floor**



**First Floor**



# Directions

From our Sutton on Sea office head right along the High Street and turn left at the mini roundabout, continue along in the direction of Sandilands. Take your first left, after the turning for the beach (Sea Lane), into Bluestone Way and then take your first right into Cawkwell Close. Number 4 can be in the left hand corner of the cul-de-sac.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

